Karen Johnson Davidson County
Batch# 1162065 DEEDWARR
07/25/2024 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,137.60
20240725-0056095

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748178

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $848,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2024.

Notary Public
My Commission Expires: 9-21-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lindsay Sumners Sanford and Jason Sanford 320 Brunswick Place Nashville TN 37221	ServisFirst Bank 2500 Woodcrest Place Birmingham, AL 35209	Tax Parcel ID No. 142 16 0B 039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Crockett Herbert, Jr., a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsay Sumners Sanford and Jason Sanford, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of ARLINGTON GREEN, PHASE I, a Planned Unit Development of record in Plat Book 6900, Page 399 and amended in Book 7517, Page 281, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas Crockett Herbert, Jr., unmarried, by Quitclaim Deed from Kathy Herbert, unmarried, of record in Instrument No. 20130904-0093201, in the Register's Office of Davidson County, Tennessee, dated August 26, 2013, and recorded on September 04, 2013. The said Thomas Crockett Herbert, Jr. and Kathy Herbert having since divorced per Final Decree of Divorce of record in Docket No. 13D-392 in Fourth Circuit Court of Davidson County, Tennessee.

Heather Winter Herbert joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Being the same property conveyed to Thomas Crockett Herbert, Jr. and Wife, Kathy Herbert, by Warranty Deed from Todd S. Friedenberg and Wife, Michele S. Friedenberg, of record in Instrument No. 20051005-0120029, in the Register's Office of Davidson County, Tennessee, dated October 03, 2005, and recorded on October 05, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ARLINGTON GREEN, PHASE I, as recorded in Plat Book 6900, Page(s) 399 and amended in Book 7517, Page 281.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7517, Page 283 and Book 8120, Page 402 as amended in Book 8120, Page 485; Book 8180, Page 230 and Book 8181, Page 62 with amendment to By-Laws recorded in Book 8180, Page 232 and Transfer of Certain Declarant's Right recorded in Book 8902, Page 963.

Easement recorded in Book 8945, Page 135.

This is improved property located at 320 Brunswick Place Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2024.

Thomas Crockett Herbert, Jr.

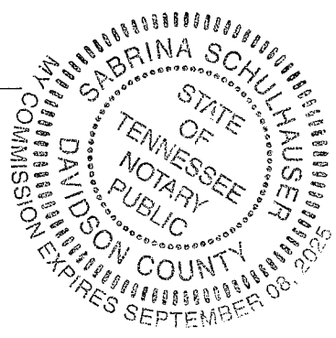
Heather Winter Herbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Crockett Herbert, Jr. and Heather Winter Herbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2024.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 7/24/2024.

Affiant Signature

7/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY